

Macquarie Park Market Update

1st Half 2024



OVERVIEW

In Q4 2023, Macquarie Park* saw a median house price of \$2,490,000, and a median unit price of \$820,000. This represents annual (Q4 2022 – Q4 2023) median price growth of 13.2% for houses and a minor price softening of -0.9% for units. Total sales increased between Q4 2022 – Q4 2023, by 38.3% (to 206 sales) for houses and by 60.6% for units (to 477 sales). Confidence has returned to Macquarie Parks*, with properties in high demand. Houses suggest real returns on investment, for owners who are looking to benefit. There is currently a slightly more affordable unit market, which is ideal for first home buyers.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↑
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

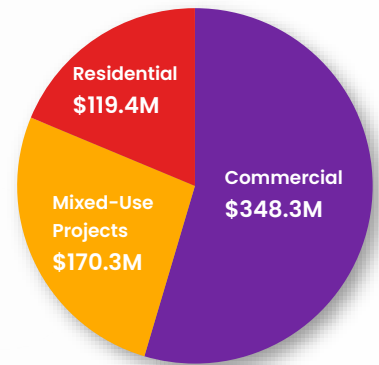


UNIT SALES	↑	↑
UNIT MEDIAN PRICE	↓	↑
UNIT RENTAL PRICE	↑	↓



FUTURE DEVELOPMENTS

Macquarie Park* will see approximately **\$638.0M** worth of new projects due to commence in the 1st half of 2024.



These projects will stimulate economic growth and create job opportunities in Macquarie Park. This can have a spill-over impact on the real estate market, in the form of more demand for housing.

A main commercial project in the 1st half of 2024 is 17-21 Lachlan Avenue & Herring Road Student Accommodation (\$132.2M).

37-41 Oxford Street Mixed-Used Development (\$78.1M) is a key mixed used project, adding 204 units well as retail and office space.

Key residential projects include:

- 25-27 Epping Road (268 units)
- 94 Talavera Road (11 units)
- 30-36 Pembroke Street (65 units)

Only new units are planned, thus the houses remain undersupplied. This will push up both house and unit prices even further.



772 Units/
Apartments



MARKET CONDITIONS

MEDIAN PRICE
Q4 2023



\$2.49M



\$820K

SALES

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE



UNIT

RENTALS

MEDIAN PRICE
Q4 2023



\$880



\$680

AVERAGE DAYS
ON MARKET Q4 2023



HOUSE



UNIT



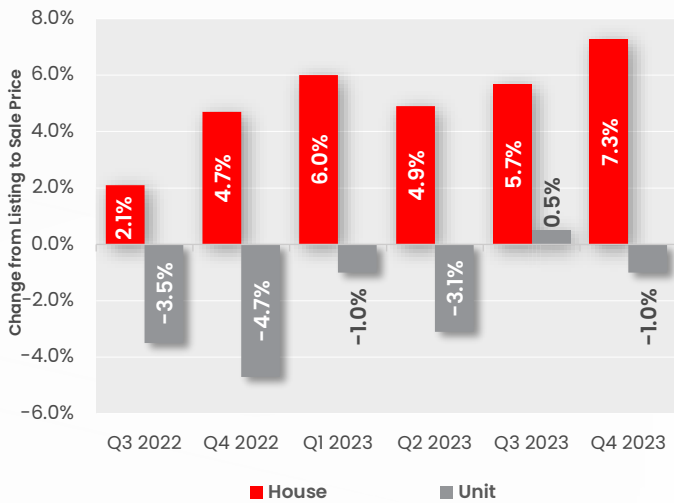
AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

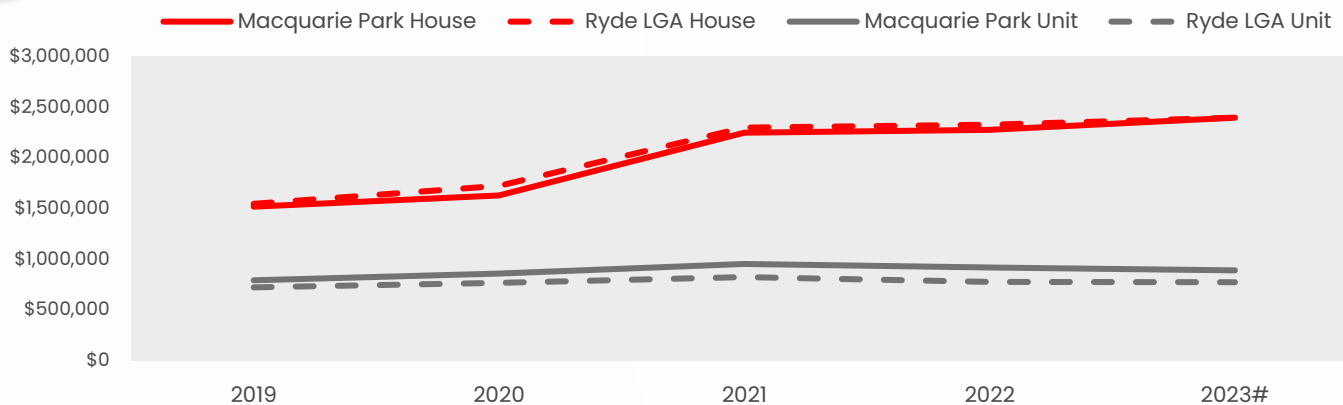
Average house vendor discounts have remained at a premium for the past 18 months, with Q4 2023 recording the highest, at 7.3%. Average unit vendor discount have remained at a discount for most of this time, with Q4 2023 recording a tight discount of -1.0%. The house market in Macquarie Park* continue to favour sellers, where buyers must offer above the first list price. Unit buyers can still benefit from a discount, however time is limited.

The suburb of Macquarie Park has historically tracked on par with the wider Ryde Local Government Area (LGA) in house and unit median prices. This continued in 2023# with both suburb and LGA experiencing similar growth pattern for median house and unit prices.

The dominant proportion of homes sold in Macquarie Park* across 2023# were in the most affordable price point of less than \$2,350,000 (52.1%). Interestingly most of the units sold were in the premium price point of \$950,000 and above (34.0%). Affordably priced units are available for buyers, with 22.3% sold at less than \$649,999. This is good news for buyers. At the same time house owners can be confident, with 26.3% sold at a premium price.



MARKET COMPARISON

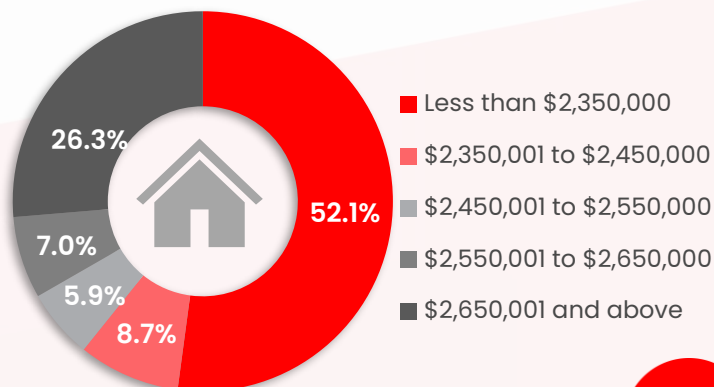


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Macquarie Park.

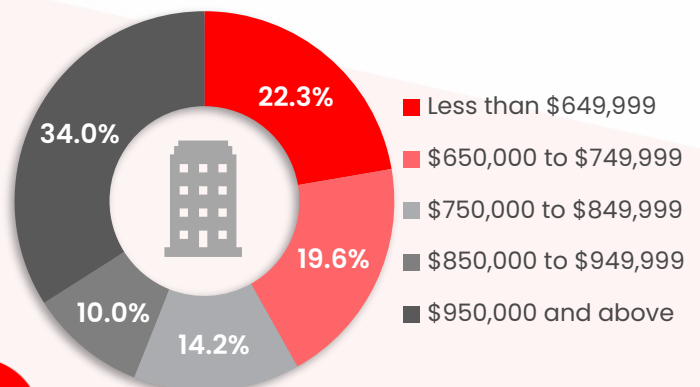


PRICE BREAKDOWN 2023#

HOUSES SOLD



UNITS SOLD







RENTAL GROWTH 2023€

House rental yields in Macquarie Park[‡] was 3.8% in December 2023, higher than Ryde LGA (2.4%) and Sydney Metro (2.8%). This was paired with a 16.6% increase in the median house rental price in the past 12 months to Q4 2023, now at \$880 per week, and a -15.7% decrease in the number of houses rented (to 172 rentals). Unit rentals show a similar pattern, which suggest an undersupplied and highly demanded rental market overall.

4+ bedroom houses have provided investors with +21.9% rental growth annually, achieving a median rent of \$1,070 per week.

Macquarie Park[‡] recorded a vacancy rate of 3.4% in December 2023, above Sydney Metro's 1.7% average. Vacancy rates in Macquarie Park[‡] have fluctuated over the past 12 months, but mostly increasing due to a spike in investors returning to market. That said in the past 6 months vacancy rates have held steady and on average within the Real Estate Institute of Australia's 'Healthy' benchmark of 3.0%, indicating an overall balanced rental market.

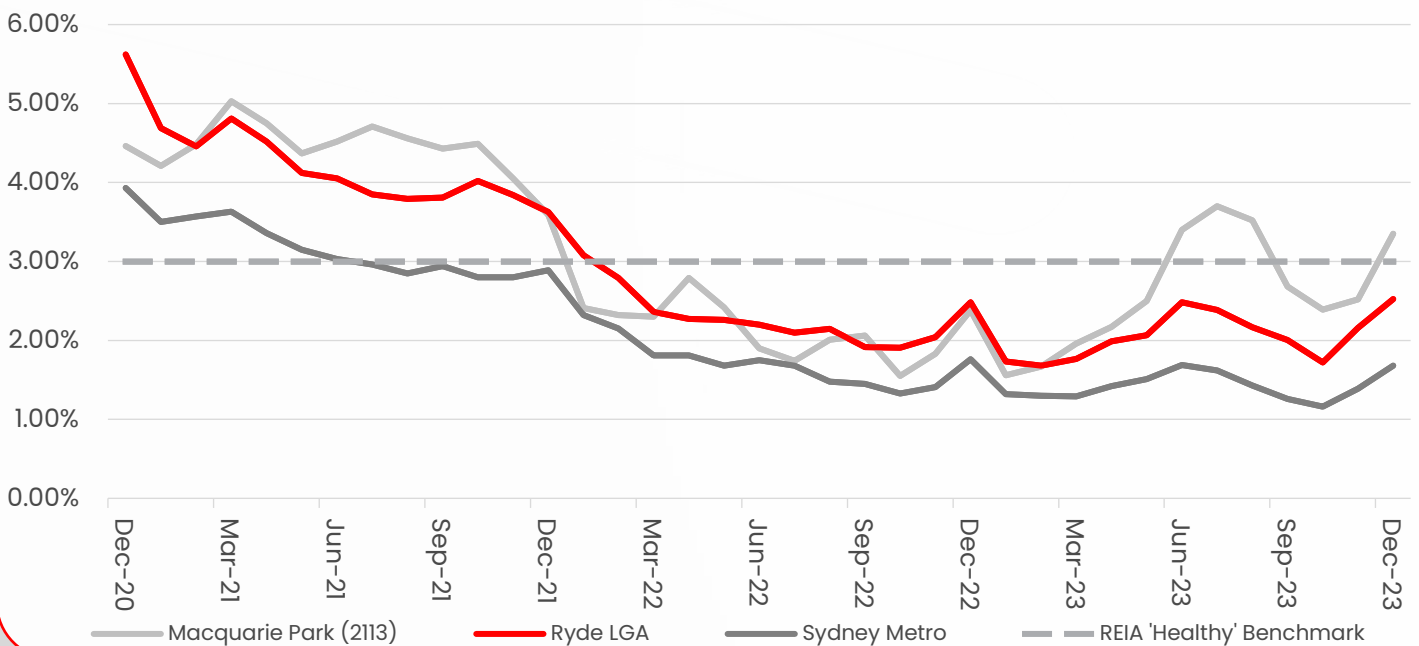
 2 BEDROOMS
+13.5%

 3 BEDROOMS
+14.3%


 4 BEDROOMS
+21.9%





RENTAL VACANCY RATES 2023





RENTAL YIELD 2023§



3.8%
Macquarie Park[‡]


2.4%
Ryde LGA

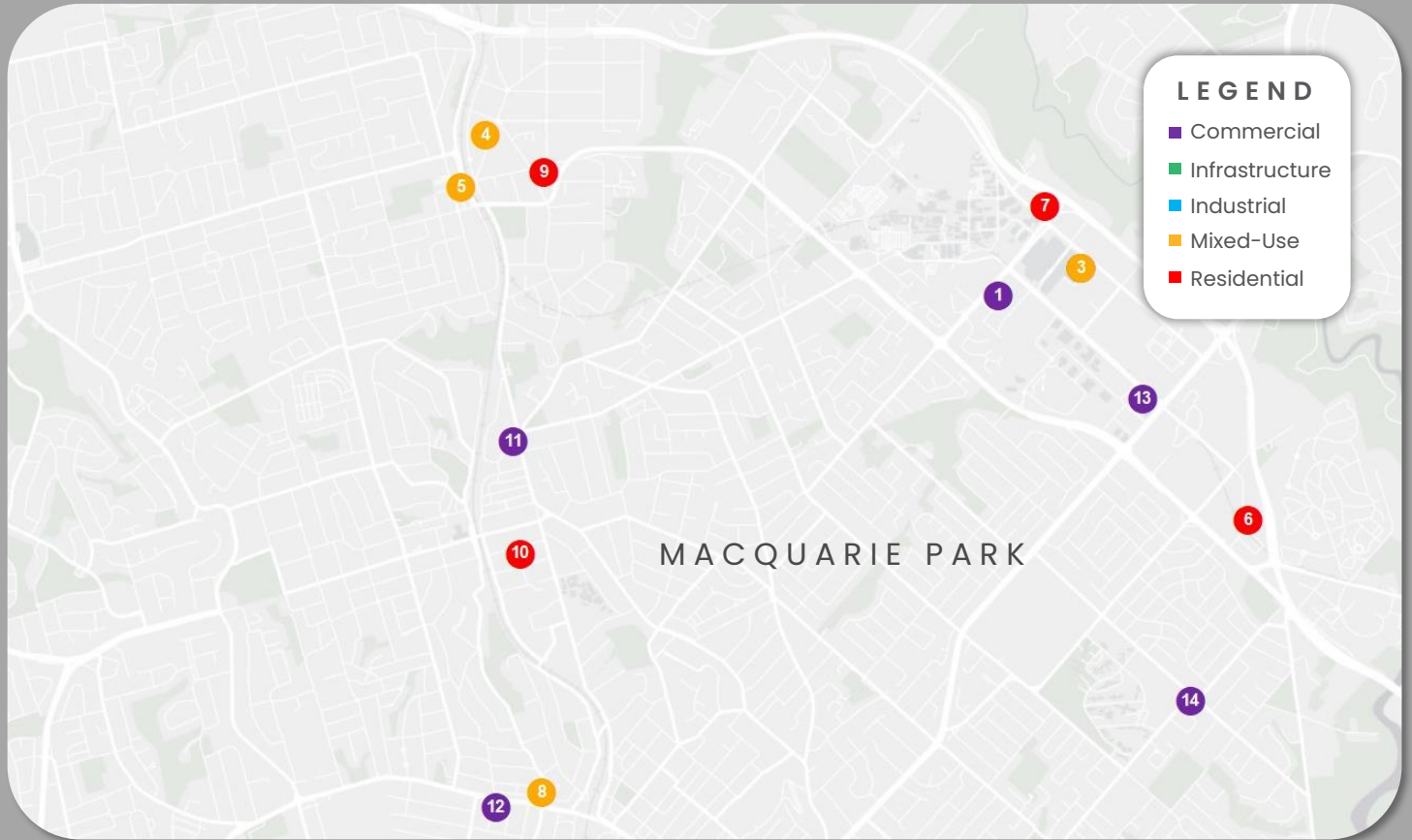

2.8%
Sydney Metro


4.6%
Macquarie Park[‡]


4.8%
Ryde LGA


4.5%
Sydney Metro

PROJECT DEVELOPMENT 1st HALF MAP 2024^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	17-21 Lachlan Avenue & Herring Road Student Accommodation	Commercial	\$132,165,000	24/06/2024
2	45-61 Waterloo Road Commercial Building	Commercial	\$113,769,528	04/06/2024
3	Central House (Building D) Macquarie Square Mixed-Use Development (office, restaurant, and retail)	Mixed Use	\$92,417,292	06/06/2024
4	37-41 Oxford Street Mixed Use Development (204 Units/Apartments)	Mixed Use	\$78,122,181	08/05/2024
5	48-54 & 49-53 Beecroft Road & Rawson Street Mixed Use Development (131 Units/Apartments)	Mixed Use	\$64,713,000	14/05/2024
6	25-27 Epping Road Apartments - (268 Units/Apartments)	Residential	\$50,000,000	17/01/2024
7	94 Talavera Road Units - La Vera (11 Units/Apartments)	Residential	\$36,391,845	16/02/2024
8	2-6 Chatham Road Units & Retail - Chatham (62 Units/Apartments)	Mixed Use	\$27,470,575	10/03/2024
9	30-36 Pembroke Street Units (65 Units/Apartments)	Residential	\$18,400,000	03/04/2024
10	9-19 Second Avenue Units (31 Units/Apartments)	Residential	\$14,621,000	12/04/2024
11	598a & 598b Blaxland Road Boarding House	Commercial	\$4,855,151	14/02/2024
12	Ryde Toyota	Commercial	\$3,927,182	08/05/2024
13	396 Lane Cove Road Macquarie Park Commerce Centre - Macquarie Exchange Demolition	Commercial	\$925,000	06/05/2024
14	118 Coxs Road Service Station & Cafe Alterations & Additions	Commercial	\$250,000	18/01/2024

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- Geographic information mapping
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REFERENCES

* Macquarie Park sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2023 encapsulates sales transactions for all of 2023 (01/01/2023 – 31/12/2023).

€ Annual rental growth is a comparison between Q4 2022 (01/10/2022 – 31/12/2022) and Q4 2023 (01/10/2023 – 31/12/2023) house median rent figures.

¥ Macquarie Park rental market data encapsulates aggregate property conditions within the postcode of 2640.

§ Rental yields shown are as reported as of December 2023.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the suburbs of Macquarie Park, North Ryde, Epping, West Ryde and Eastwood.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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